

**Meeting of the
Ramona Community Planning Group
15873 Hwy 67 – Ramona, CA 92065
Minutes for August 28, 2009
7:00 PM @ Ramona Community Center, 434 Aqua Lane**

1. CALL TO ORDER (Chris Anderson, Chair) – 7:12 p.m.
2. PLEDGE OF ALLEGIANCE
3. DETERMINATION OF A QUORUM (Mansolf) – A Quorum was Present
4. LIST OF ABSENTEES FOR THIS MEETING. Determination of Excused and Unexcused Absences
Excused Absences: Torry Brean, Paul Stykel
5. APPROVAL OF ORDER OF THE AGENDA (Action)

MOTION: TO APPROVE THE ORDER OF THE AGENDA.

Upon motion made by Bob Hailey and seconded by Kathy S. Finley, the Motion **passed 13-0-0-0-3**, with Torry Brean and Paul Stykel absent.

6. ANNOUNCEMENTS & Correspondence Received (Chair)

The Chair announced that there had been email correspondence between herself and the project planner for the Westphal project. The County wants to move the project forward, but will wait until the meeting September 3 for the RCPG to make a decision on the project. Story poling of the project was just completed and members will receive the gate code via email. Everyone was encouraged to go and look at it before September 3.

7. NON-AGENDA ITEMS Presentations on Land Issues not on Current Agenda (No Presentations on Ongoing Projects – These Must be Agendized) – None
8. GP Update Plan (Anderson) (Action Items)
GP Update Draft Environmental Impact Report and Draft General Plan is out for public review. Deadline for public comment is August 31, 2009.
Available online at:
<http://www.sdcounty.ca.gov/dplu/gpupdate/index.html>

The Chair drafted a letter in response to the GP Update Draft EIR that included previous concerns brought up by the RCPG. The large lot zoning of 20, 40, 80 and 160 acre parcels as a minimum lot size will restrict growth; clustering and open space will be required – the remaining property may not be the best place to build on the site; and alternative septic systems are being considered. There are 4 maps out there: 1) the current map; 2) the environmentally superior; 3) the Board referral; and 4) the staff hybrid. The 2 maps most likely to be considered are the Board referral map and the staff hybrid map. The other 2 are more extreme. The hybrid map is the least environmentally impacted and not liked by everyone. The hybrid map will help accommodate for growth.

AB 32 is a new law relating to climate change that has to be complied with.

The Chair has served on both the Steering Committee and the Interest Group. Both groups gave input on the GP Update as it was being developed. The Interest Group requested language reviewed by an attorney. The Chair presented the response.

The Chair summarized the draft letter. Numbers are not addressed. The County is not using the same population figures as SANDAG. The letter recommends going with the SANDAG and having consistent numbers. There is 'shall' language in the document. 'Should' and 'may' language allow flexibility. 'Shall' is too rigid. The General Plan has to be consistent horizontally and vertically.

There is the issue of alternative septic systems. Different types can be used in different areas, but not all are recognized by the County

Speaker: George Boggs, Ramona Resident

Mr. Boggs said the RMWD wrote a very thorough comment letter in response to the GP Update Draft EIR. Fallbrook and Ramona are getting the future density in the County. Many communities are already built out. There will be a density shift. SANDAG projects the 2058 population for Ramona to be 87,000. The sewer doesn't have the capacity to meet future growth without modifications. They are exploring bundling projects in the pipeline as a way to meet their future sewer needs. Mr. Boggs asked the RCPG to support the RMWD comments. He requested the Community Plan text say package treatment plants be prohibited. He requested the RCPG to support the acquisition of contiguous land to get more land for sprayfields and ponds. They need 100 acres of Grasslands for sprayfields north of Montecito Rd. Because of the acquisition of the grasslands for parks, the RMWD can't put sprayfields on more of the grasslands.

The Chair said the RMWD made their comments and now the RCPG is making theirs.

Mr. Deskovick said he has a problem with clustering because it creates the need for a package treatment plan.

The Chair said the whole Steering Committee doesn't support Conservations Subdivision, and neither does half of the Interest Group. Our elected representatives are making decisions reflecting changes in regulations and laws. The Conservation Subdivisions require land to be set aside for open space. Usually the land set aside is the most environmentally sensitive. The Chair is recommending that if land is set aside, the owner can chose what portion of the land they will develop. For example, if the remainder of the lot to be developed after environmental land is set aside is steep and hard to develop, the owner can chose to develop on the developable part of the land. Each of the 26 planning and sponsor group areas need flexibility to achieve their own unique character.

It was suggested that rather than say if '75 percent to 95 percent' of a large parcel is to be placed into open space, replace 75 percent to 95 percent with 'any' of a large parcel being placed into open space.

Katherine L. Finley said she wanted to see the existing plan continue to be implemented, but the County won't allow it.

Mr. Tobiason said the 1987 Ramona Community Plan has been reasonable.

The Chair said they are upzoning the core and downzoning the outsides of Ramona. PDR's and TDR's were to be done. After 8 years, developers were told they could have conservation subdivisions. The referral map is the map where the property owners said they had plans to develop their land, and areas were revised on the map to allow for more development.

MOTION: TO SEND GP UPDATE LETTER TO DPLU.

Upon motion made by Bob Hailey and seconded by Katherine L. Finley, the Motion **passed 11-1-0-0-3**, with Matt Deskovick voting no, and Torry Brean, Jim Piva and Paul Stykel absent.

9. Draft EIR Tiered Winery Zoning Ordinance Amendment, POD 08-012, LOG NO. 08-00-004; SCH NO. 2008101047. Available at: <http://www.sdcounty.ca.gov/dplu/ceqa/POD08012-DEIR.html>
Public Review Ends 8-31-09

Mr. Grimes reviewed the Draft EIR for the Tiered Winery Zoning Ordinance Amendment. The County prepared a Mitigated Negative Declaration, and rescinded it after a legal challenge. It was determined an EIR was required. The winery industry supports agriculture and helps Ramona economically. The Draft EIR determines wineries have a significant unmitigable impact on the environment. Three alternatives were presented: 1) preferred, 2) the environmentally sensitive, and 3) the no project alternative. The underlying analysis is flawed as regards hydrology, noise and cultural impacts. Three major use permit wineries, established for years, are used for comparison to the growing wine industry in the County. It takes years for wineries to become successfully established.

Mr. Sprong suggested a fourth project alternative for the EIR – an unqualified by-right alternative for Boutique wineries.

MOTION: TO SEND COMMENTS ON THE DRAFT EIR TIERED WINERY ZONING ORDINANCE AMENDMENT.

Upon motion made by Bob Hailey and seconded by Kathy S. Finley, the Motion **passed 12-0-0-0-3**, with Torry Brean, Jim Piva and Paul Stykel absent.

10. ADJOURNMENT – 9 p.m.

Respectfully submitted,

Kristi Mansolf